

**Wildwood Valley Property Owners Association and Club**  
**Semi-Annual Membership Meeting – Sept 6<sup>th</sup>, 2015**

**Call to Order:** Meeting was called to order at 12 Noon by President Jim Nihls.

**Secretary's Report:** The minutes of the May 24<sup>th</sup>, 2015 Semi-Annual Membership Meeting was reviewed/presented by Mike Von Hagen; no questions/comments were received from the membership. A motion was made by Pat Terrian and seconded by Justine Gallagher to accept the minutes. The motion passed.

**Treasurers Report:** Kathie Nihls presented the YTD (thru July 2015) Treasurer's report; no questions/comments were received from the membership. A motion was made by Bob Taylor and seconded by Bill Staples to approve the Treasurer's report. The motion passed.

Current approx balances are:

- General Fund: \$12,500 (Bldg.-\$5,200; will be approx. \$3,000 after final payment for HVAC purchase/installation)
- LMP Fund: \$45,000
- Dam Maint Fund: \$38,000 (\$35M in CD)

Regarding the WVPOAC raffle, approx. 280 tickets have been sold, generating approx. \$1,100 profit for the Association (not included in the above totals).

Also, Kathie informed the membership of the new state regulations regarding non-profit raffles, so the 50/50 raffle total value was stopped at \$100.

**Committee Reports:**

**Membership:** Kathie Nihls reported that we have approx. 74 members for 2015 YTD, which includes 2 new and 4 returning members. Membership totals from previous years were 89 in 2014, 87 in 2013, and 77 in 2012. 2016 dues are to remain the same as previous years at \$75.00; it was noted that the BOD reviewed/discussed a proposal from a member for a tiered membership due amount, but BOD decided the current set fee is an appropriate amount for membership.

**Social Activities/Events:**

- **Wildwood Lake Progressive Pontoon Poker:** This new event was a success. Ernie Zack coordinated the event, and the participants and five host houses generated \$545 for the Bldg. Fund. There is interest to do again in 2016.
- **Boat Parade:** Kathie Nihls had solicited interest in having the 2015 boat parade a few weeks before July 4<sup>th</sup>, but due to a low participation response, decided to

cancel the 2015 event. A new coordinator for this event is still needed; so the Board is asking for a member to volunteer to chair this event.

- **Clubhouse Grass Maintenance:** Dave Andrusiak will coordinate once again in 2016. Volunteers for grass cutting were requested, with thanks to those that had participated in 2015.
- **Hayride:** 2015 date is Saturday, Oct. 3rd, starting at 2PM at the Association clubhouse. A new coordinator is also needed for this event, so please contact a Board member if you are interested in coordinating this event.
- **Golf Outing:** The 18<sup>th</sup> Annual Association Golf Scramble was held on Saturday, July 18<sup>th</sup>; 2015, and once again was a huge success, generating \$3,800 for the Association. Much thanks to George and Cindi Jackson for coordinating, and to all volunteers that helped to support this event. Also, the BOD agreed to award George and Cindi Jackson as the first recipients of the new Significant Initiative Plaque for all their dedication and hard work on coordinating the annual WVPOAC golf outing.
- **Garage Sale:** The Wildwood Lake garage sale was held the weekend of July 24<sup>th</sup>/25<sup>th</sup> (Friday/Saturday). Dave Dohring was the coordinator.
- **Fishing Contest:** Bob Nickodemus announced the 2015 winners; they are:  
AJ Swanson—17” Bass  
Jim Nihls—27” Pike

**Facility Layout Status:** The HVAC, furnace, and tankless water heater purchase/installation is almost complete; after final payment of approx. \$2,000 for this work, the remaining amount in the Bldg. fund will be approx. \$3,000 (approx. \$4,300 when adding in the WVPOAC raffle profits). Next phase of work will focus on insulation, making the ladies restroom functional, and the wall finishing (knotty pine boards) and kitchen.

### **Lake Committee Report**

**Lake Treatment:** A special treatment for lilly pads was just completed (third overall treatment for 2015). The special lilly pad treatment was a long term treatment (not clipper); 15 residential areas were designated for treatment, plus a few additional based on same day inspection; treatment area can only be 40’ x 40’; needs 3-4 hours of calm lake to adhere well to pads to be effective—lake was dead calm during the time of application, so was very effective; for areas treated, was posted to not use water for 4 months. Also sprayed some clipper on pond weeds.

*NEW FOR 2016: It was also noted that the 2016 treatment would be performed differently than in the past, having the 1<sup>st</sup> treatment prior to the lake survey, then a 2<sup>nd</sup> and possibly 3<sup>rd</sup> treatment afterward determined by the survey results. In years past, the 1<sup>st</sup> treatment did not occur till after the survey in late June or early July. Based on the recommendation from RLS due to no lake drawdown in 2016, the BOD decided to change the 2016 treatment by having an initial treatment early in the season prior to the survey. This change appeared to be well received by the membership.*

**Zebra Mussels:** In general, the mussel population will rise until they consume most of the food source, then start to die off as a result; at this point, difficult to tell where they

are in the cycle. Good news is they have improved the lake clarity from 8-9 ft to 9-12 ft, but bad news is the added sunlight might increase weed growth. There is no economical treatment for zebra mussels.

**Aeration System:** Restorative Lake Sciences (RLS), our lake management consultant, issued their annual report on the lake condition, along with aeration findings. Due to the 2014-2015 lake drawdown issue and its potential impact on consistent data findings, RLS recommended one more year of “testing” to determine the potential for any long term benefits of aeration. As such, Blair Wickman negotiated with aeration provider for reduced rates, and was able to reduce our annual rate from \$9,000 to \$5,000 per year for up to two years. Lastly, the projected annual fee for an all aeration system for the entire lake would be in the \$500/year range for each lake front owner. Based on the above information, the Board recommended to the membership for the removal of the aeration system. A motion was made by Linda Manier to remove the aeration system, seconded by Mark Morelli; motion passed to remove the aeration system.

**Lake Draw Down/Lowering:** To date, the lake is approx. 12” below normal (the top of the Dam). As voted and agreed upon at the Riparian Mtg held in May, the lake level will not be lowered for the Oct 2015 through March 2016 period; it will be voted upon for 2016-2017 period. Also, the DEQ required Lake Drawdown Procedures were reviewed and discussed—the max available drawdown will be 24”, which is using the dam stop logs mechanism only (sump gate valve will be fully closed). The procedure will be sent to DEQ by the Sept 10<sup>th</sup> deadline.

**DNR Fisheries Division:** Regarding the DNR findings on the Wildwood Lake fish population survey, DNR will not release their findings till after they complete their lake drawdown investigation. Members will be notified and provided copies of all reports soon after DRN sends to WVPOA.

**General Questions/Responses:**

Mike Solomon of RLS:

- Lake grasses will die if covered with water; cat tails will not.
- Lake weeds can be removed by hand, even if lake full, no restrictions
- Water temp needs to be 60F min for treatments to be effective
- 2010 treated 50 acres; 2015 only needed to treat about 10 acres
- Snot grass is a naturally occurring algae

**...WVPOAC Lake Committee:** Bill Staples, Carrie Dorcey and Rocco Yacobelli expressed desire to be on the Lake committee, so they will be added as members. It was also noted by Rocco that RLS, our lake management consultant, and PLM, our lake treatment applicator are two independent companies, with no business ties.

**Old Business:**

**Dam Inspection:** Dam passed inspection with only minor issues noted; Dave Dohring agreed to coordinate any required repairs.

**New Business:**

**BOD Elections:** Membership was asked if anyone was interested in running for the WVPOAC BOD, and instructed to submit their name to Ernie Zack, chair of the BOD Nomination Committee. The nominees names will be provided to the membership within thirty (30) days prior to the May 2016 semi-annual Membership meeting. Elections will be held at the May 2016 semi-annual Membership meeting. Also, Rick Rzepecki resigned from the BOD, so a minimum of one BOD position is available; per the WVPOA by-laws, the max number of directors is 15.

**Adjourn:** President Jim Nihls adjourned the meeting at 1:00PM, motioned by Mike Von Hagen and seconded by Rick Rzepecki

Respectfully submitted, Mike Von Hagen, Secretary